

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services Agency - Airports	(2) MEETING DATE 7/15/2014	(3) CONTACT/PHONE Kevin Bumen, General Manager 781-5205	
(4) SUBJECT Request to approve and accept the construction documents for the final design of a new terminal at the San Luis Obispo County Regional Airport. All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board approve and accept the construction documents for the final design of a new passenger terminal at the San Luis Obispo County Regional Airport.			
(6) FUNDING SOURCE(S) FAA Grant: \$837,553 Passenger Facility Charge: \$44,082 Total Project: \$881,635	(7) CURRENT YEAR FINANCIAL IMPACT \$881,635	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? No
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input checked="" type="checkbox"/> Board Business (Time Est. <u>20 min.</u>)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: 3/11/2014, 11/5/2013, 9/24/2013, 7/23/2013, 3/5/2013, 3/6/2012, 9/6/2011, 8/18/2010	
(17) ADMINISTRATIVE OFFICE REVIEW Emily Jackson			
(18) SUPERVISOR DISTRICT(S) All Districts			

County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services Agency - Airports / Kevin Bumen
781-5205

DATE: 7/15/2014

SUBJECT: Request to approve and accept the final construction documents for a new terminal at the San Luis Obispo County Regional Airport. All Districts.

RECOMMENDATION

It is recommended that the Board approve and accept the final design for a new passenger terminal at the San Luis Obispo County Regional Airport.

DISCUSSION

The development of a new passenger terminal at the San Luis Obispo County Regional Airport has been ongoing for a number of years. In a study conducted in 1994 it was determined the existing terminal was inadequate for the then current needs as well as future demand. The study recommended a facility at least twice the size of the existing terminal. In 1998 the Airport Master Plan went further and identified a new location to allow for the larger size but to also address Federal Aviation Administration (FAA) standards as the existing terminal did not allow for sufficient separation from the runway. This deviation in design standards required a modification to the standards from the FAA until the airport could construct a new terminal and make the necessary corrections to meet safety separation requirements.

In early 2003 the process of designing a new terminal began. The schematic design was completed with an initial terminal size of approximately 77,000 square feet. However, in 2008, due to the downturn in the economy, that plan was stopped along with plans for a parking structure.

In 2010, with Board approval, General Services Agency – Airports accepted a grant from the Federal Aviation Administration (FAA) to fund 95% of the design and development costs of a potential new terminal building. The overall completion of the terminal design was broken down into several phases to give the Board the opportunity to receive regular updates and, if necessary, the ability to stop the project during any of the phases of work.

In 2012, Reynolds, Smith and Hills (RS&H) commenced the three phase project of Design Development, which was approved by the Board in November 2013 resulting in 60% construction documents. The current phase, Construction Documents project, received Board approval in September of 2013. This final phase completes the overall design of the passenger terminal with 100% drawings for construction.

Part of the Construction Document phase included Building Information Modeling (BIM). A third party vendor, Arcadis, was hired to complete the modeling of the design to identify clashes and/or incomplete information with the intent of minimizing potential change orders during construction. The model did identify some areas of correction, however no substantial change to the overall project budget is anticipated. However, Arcadis was very complimentary of the design produced by RS&H.

The terminal is designed to meet LEED (Leadership in Energy and Environmental Design) Silver specifications although a certification is not being proposed as part of this project to minimize costs. It incorporates the use of high efficiency

lighting and HVAC (Heating, Ventilation Air Conditioning) and low maintenance materials and will be plumbed to allow for the installation of solar electrical generation panels at a future date.

The design includes all of the typical features of an airport terminal, much like what is currently in use today in the existing facility, but through a much larger facility with greater throughput. The intent of the design is to meet capacity needs the airport is currently experiencing as well as allow for growth into the future. The location addresses the primary need of eliminating the modifications to FAA standards by moving terminal operations away from the parallel taxiway and out of the safety areas surrounding the runway. The overall building size is approximately 50,000 gross square feet and allows for future expansion for ticketing and baggage claim as well as the hold room and security screening.

During the Construction Document project phase, the use of terminal space was reevaluated. As a result, changes were made to the design. Changes included additional space to the office area to accommodate Airport administrative offices, relocation of Transportation Security Administration offices, and improved options and locations for concession spaces.

Current cost projections provided by RS&H for the construction of the new terminal building range between \$27 million and \$29 million. An independent cost analysis is being undertaken to verify those findings. General Services Agency – Airports plans to return to the Board in September with the results of that analysis as well as a funding plan for the construction of the terminal building. Staff will request to apply for FAA Grant Funding and project approval at that time.

OTHER AGENCY INVOLVEMENT/IMPACT

The Federal Aviation Administration (FAA) has provided grant funding for the development of the passenger terminal construction documents.

FINANCIAL CONSIDERATIONS

The funding for the development of the terminal construction drawings has been provided through an Airport Improvement Program grant from the FAA. This same grant also funded the proceeding project, Design Documents. The AIP Grant funded 95% of project costs while Passenger Facility Charges (PFC's) funded the remaining 5%. Table 1 below shows the cost for the Construction Documents project.

Table 1

Construction Document Project Costs	
Funding Source	Amount Funded
FAA Grant Share	\$837,553
Local Share (PFC)	\$44,082
Total Project Cost	\$881,635

Table 2 below presents the overall costs of the terminal design and construction document projects, the amount of the original grant award, and the unused portion of the grant being returned to the FAA.

Table 2

Total Terminal Design and Construction Document Funding			
	FAA AIP Grant	PFC	Total
Design Development Project (Completed Nov. 2013)	\$1,046,129	\$55,059	\$1,101,188
Terminal Construction Documents (Current Project)	\$837,553	\$44,082	\$881,635
Total Combined Project Cost	\$1,883,682	\$99,141	\$1,982,823
Total FAA Grant Awarded	\$2,153,650		
Unused Grant (returned to FAA)	\$269,968		

RESULTS

By accepting and approving the final terminal construction documents, General Services Agency – Airports will continue to move forward with planning for the construction of the terminal building. Should the Board ultimately approve of the funding plan and move forward with construction, the terminal project will provide a modern facility to address the needs of the community for years to come and eliminate modifications to FAA standards, contributing to the county wide goal of a more safe and livable community.

ATTACHMENTS

1. Site Map
2. Terminal Rendering – Birds Eye View
3. Terminal Rendering – Airport Drive Approach